

ROOSEVELT
Legislative Rezone
Aug. 10, 2011
COBE Briefing



History



- Light Rail Station Located (2005)
- Roosevelt Neighborhood Plan Update (2006)
- Comp. Plan policy changes Roosevelt (2006)
- Comp. Plan Future Land Use Map changes (2009)
- DPD processes the rezone proposal (2010)
- This recommendation is largely based on the neighborhood recommendation

A Package of 25 Rezones



- Neighborhood Commercial (NC) in the existing core
- Lowrise Multifamily (LR) at the edges of the core
- Preserves most Single-Family zoning in the urban village
- Upzones some Single-Family zoned areas
- Adds 85' zoning closest to the train station

A Transit Oriented Community



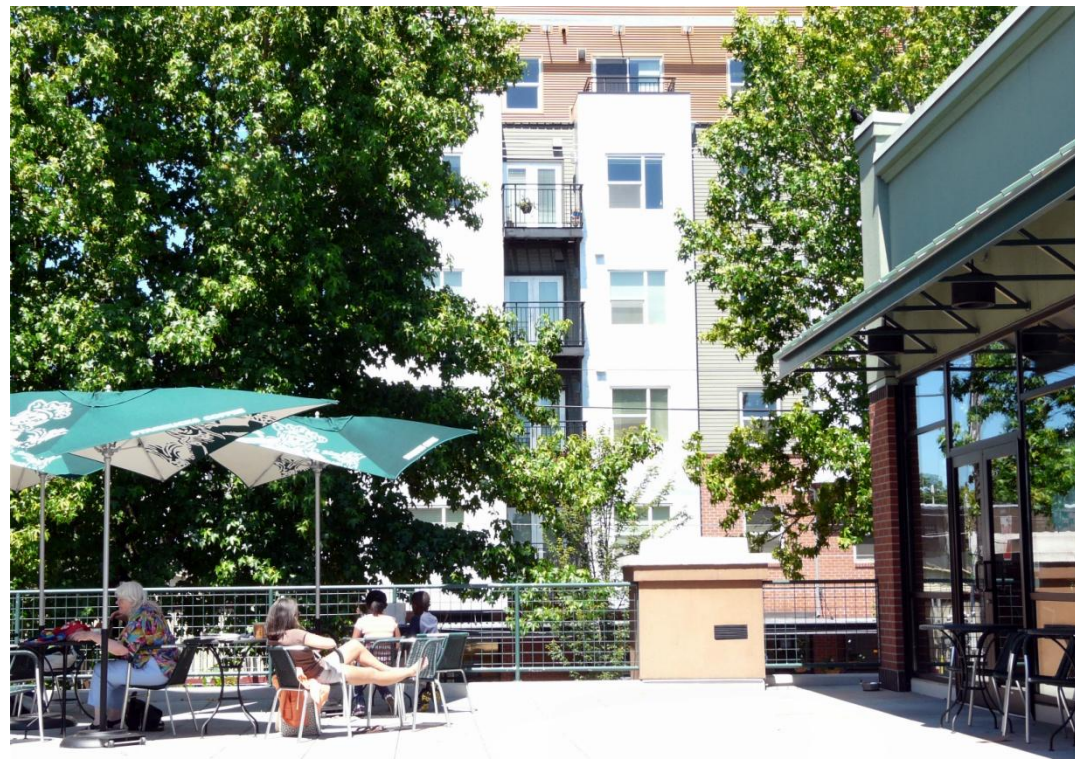
- Establishes the Roosevelt Station Area Overlay (SAO)
- Expands the pedestrian (P) designation
- Density meets national best practices

Affordable Workforce Housing



- Applies the existing incentive zoning (IZ) program
- First time in an urban village neighborhood
- Upzoned properties provide the affordable housing

Adds Development Capacity



- Roosevelt could accommodate 3,300+ total housing units
- The rezone adds capacity for 600+ housing units
- The rezone adds capacity for 300,000+ s.f. commercial
- Urban village net density = 40+ units / acre capacity

A Balance: Growth & Character



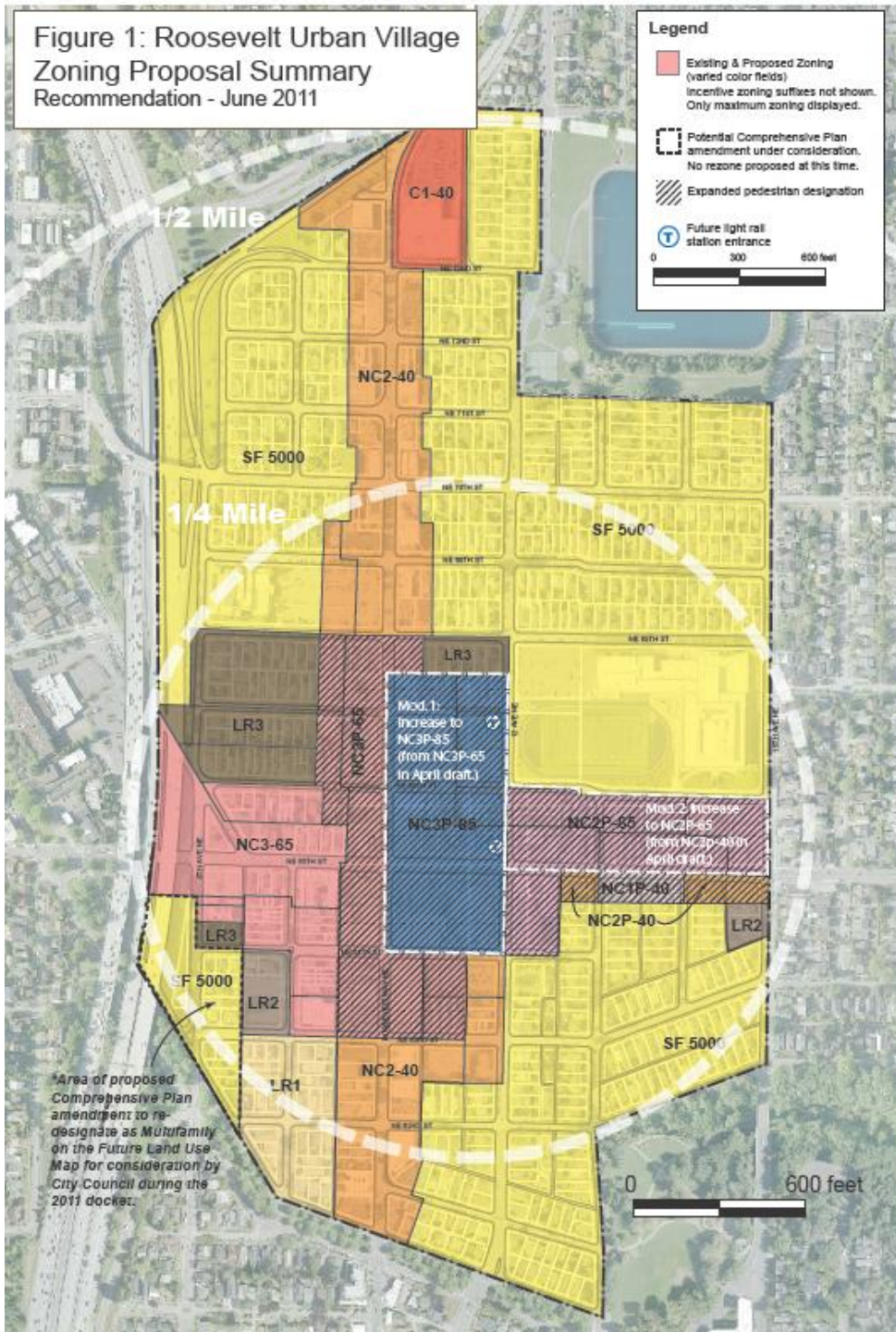
- Respects the overall neighborhood proposal
- Supports transit oriented development
- 2 modification areas
 - 85' in the commercial core
 - 65' on the high school blocks

Ensuring a Good Fit



- Possible enhanced design review for high school blocks
- Sound Transit station design
- Other rezone opportunities

Figure 1: Roosevelt Urban Village
Zoning Proposal Summary
Recommendation - June 2011



Summary Proposed Zoning

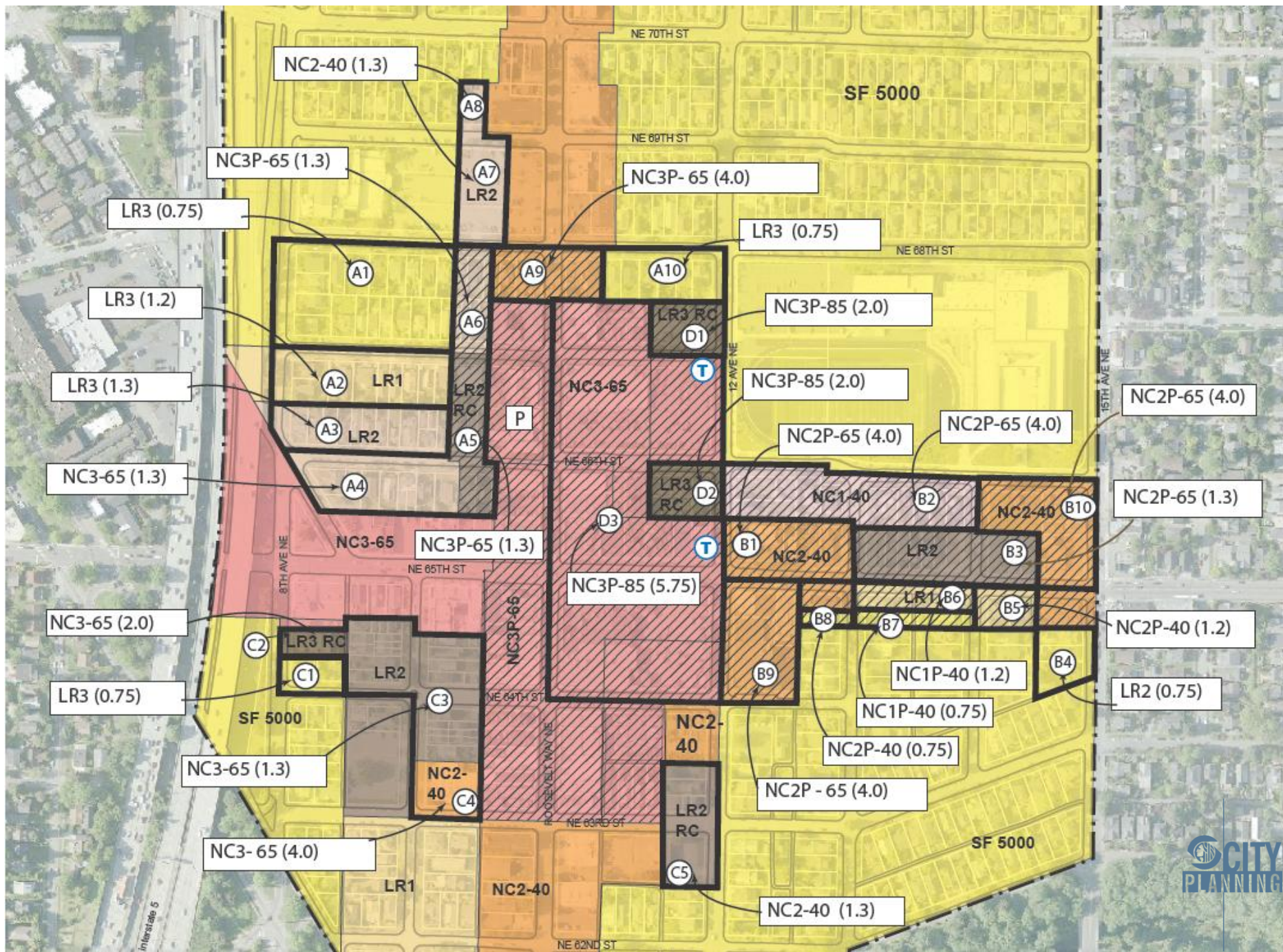


Figure 3: Roosevelt Urban Village
Station Area Overlay
Recommendation - June 2011



Station Area Overlay District



Thank You

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Each day brings a
new flavor
come in and try a
Custard

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